



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Conduct a public hearing to consider the appeal from Yousef Haddad regarding the Planning Commission's decision of May 25, 2005 to deny his request for a Use Permit to replace seven existing condemned apartment units and a single family house with seven new units located at 501 East Maple Street.

MEETING DATE: July 20, 2005

PREPARED BY: Community Development Director

RECOMMENDED ACTION: Conduct a public hearing to consider the appeal from Yousef Haddad regarding the Planning Commission's decision of May 25, 2005, to deny his request for a Use Permit to replace seven existing condemned apartment units and a single-family house with seven new units located at 501 East Maple Street.

After reviewing the Staff Report and all relevant testimony through the public hearing, it is my recommendation that the City Council deny the appeal of Yousef Haddad, thereby upholding the findings and decision of the Planning Commission to deny the Use Permit to replace seven existing condemned apartment units and a single-family house with seven new units located at 501 East Maple Street, thereby deny the appeal of Yousef Haddad.

BACKGROUND INFORMATION: The Appellant owns the property located at 501 E. Maple Street in Lodi, where there currently exists seven vacant, condemned dwelling units and one vacant single-family dwelling.

The seven condemned units are old "motor inn motel" units that are extremely small, substantially deteriorated and have not been occupied for several decades. There is also a single-family dwelling upon the property that has been occupied on and off for the past several years. After reviewing the options regarding rehabilitating the existing structures, the Appellant decided that there were limitations to the existing structures and that it was more cost effective to demolish those existing structures and rebuild new units.

As this property is located in a RE-1 (Residential-Eastside Single-family) zone, normal zoning regulations would deem the multi-family use to be non-conforming, thereby prohibiting the rebuild or renovation of anything more than what current code requirements allow. However, the Zoning Ordinance for Lodi is specifically worded in this regard to allow those structures to be conforming units and the reconstruction of multi-family units is allowed, providing that they obtain a Use Permit.

APPROVED: _____

A handwritten signature in black ink, appearing to read "Blair King", written over a horizontal line.

Blair King, City Manager

The Appellant's request for a Use Permit from the Planning Commission encountered opposition from the surrounding neighborhood. The neighbors' position was that a project of that size, while addressing the immediate issue of visual blight of the existing units, was still inappropriate for that location and detrimental to the neighborhood due to the scale of the buildings to be built there, two-story townhouses, and that the occupancy of seven, larger apartment units would be a significant increase in the density and traffic load on the neighborhood, compared to that of the one single-family dwelling that has been the normal use of the property for several decades.

Neither the Appellant, nor any project representative, were present at that public hearing before the Planning Commission, to respond to questions regarding the proposed scale and density of the project. Based upon the information from the surrounding residents presented during the public hearing, the Planning Commission found that, 1) the request was not beneficial to the City or the surrounding neighborhood in that the proposed project was too dense for the neighborhood setting and the design does not fit the character of the neighborhood, and 2) that the reconstruction of multi-family dwellings on the subject property using the proposed design and density is detrimental to the health, safety and welfare of the community. Based upon those findings the Planning Commission thereby denied the Appellant's request for a Use Permit.

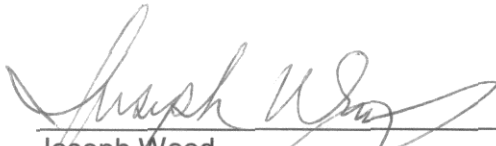
Upon learning of the Planning Commission's denial of their request, the Appellant filed an application for appeal within the required time, asking for a hearing where they can request that the City Council overturn the Planning Commission's decision.

While this appeal was being processed, Community Development staff facilitated a community meeting between the Appellant and the residents of the surrounding neighborhood, to see if any concessions could be made to accommodate the concerns of the neighborhood residents and still allow the Appellant to pursue a cost-effective project upon the subject property. Unfortunately, no progress was made at that meeting toward reaching a compromise between the Appellant and the neighborhood residents, so the appeal is still being brought forward at the request of the Appellant.

A Vicinity Map and Proposed Site Plan are attached as Exhibits A & B for reference.

FISCAL IMPACT: None

FUNDING AVAILABLE: Not Applicable



Joseph Wood
Community Development Director

JW/nme

Attachments

cc: City Attorney
Yousef Haddad

Central Av.

Tokay St.

Harold St.

Maple St.

Cherry St.

VINE ST

St.

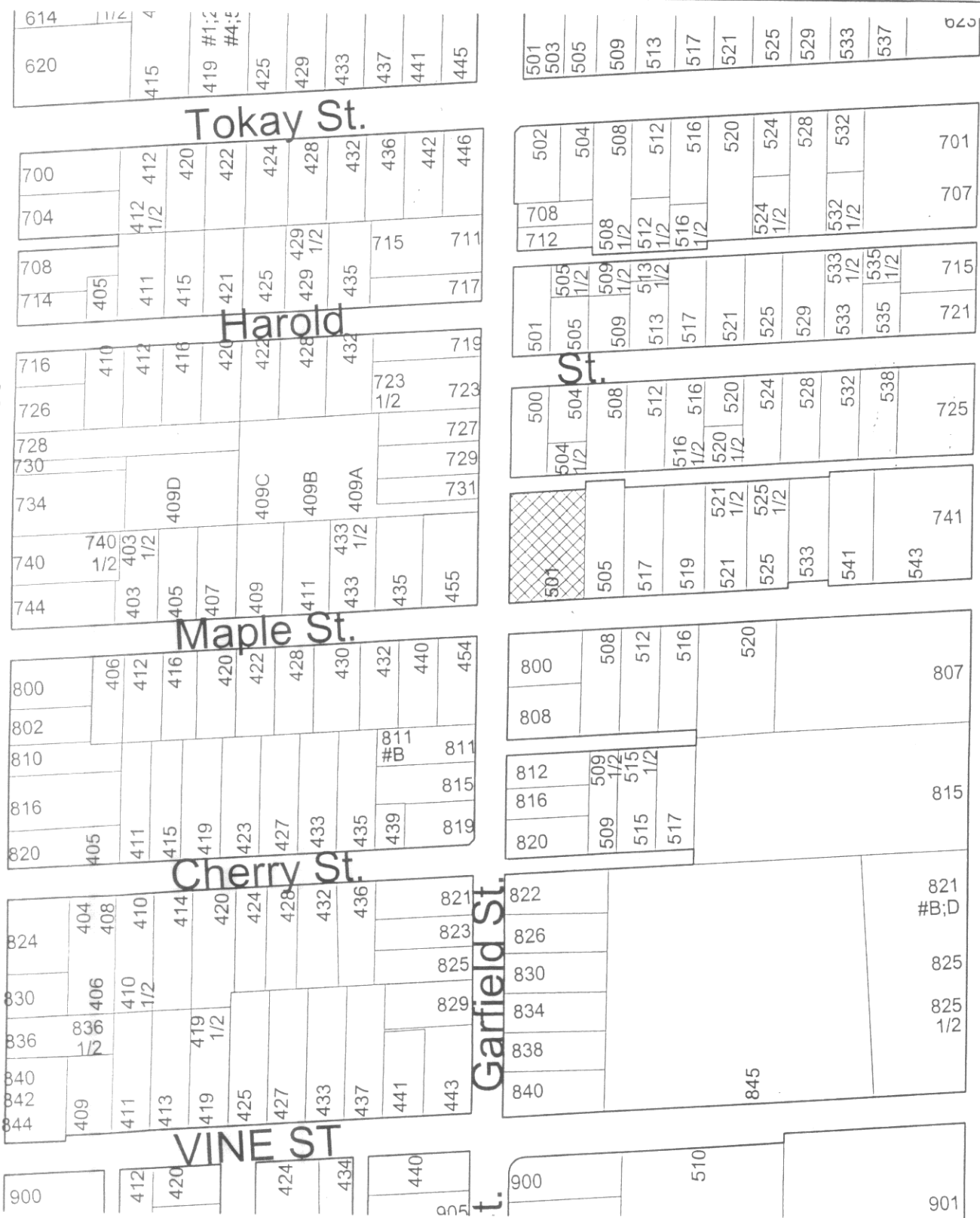
Garfield St.

CHEROKEE LN

VICINITY MAP

David Miraflor
Use Permit, Rebuild 7 Units
501 Maple Street
U-05-06

EXHIBIT "A"



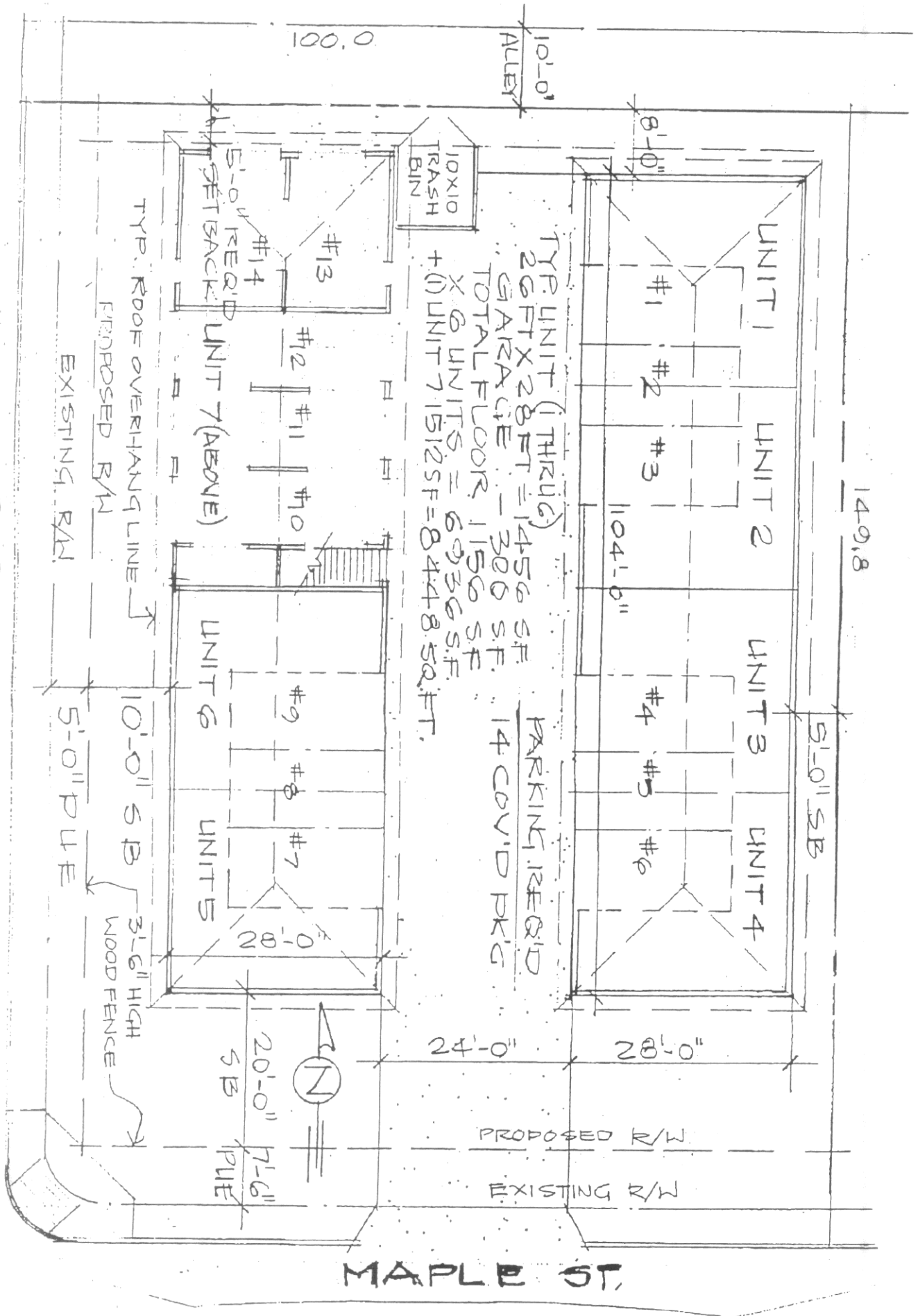


EXHIBIT "B"

CITY COUNCIL

JOHN BECKMAN, Mayor
SUSAN HITCHCOCK,
Mayor Pro Tempore
LARRY D. HANSEN
BOB JOHNSON
JOANNE MOUNCE

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6702
FAX (209) 333-6807
cityclrk@lodi.gov

BLAIR KING, City Manager
SUSAN J. BLACKSTON
City Clerk
D. STEPHEN SCHWABAUER
City Attorney

July 21, 2005

Yousef Haddad
4327 Curlew Street
Stockton, CA 95219

**RE: Resolution Upholding the Planning Commission's Decision to Deny
Request for Use Permit to Replace Seven Existing Condemned
Apartment Units and a Single-Family House with Seven New Units
Located at 501 East Maple Street**

The Lodi City Council, at its meeting of July 20, 2005, adopted the enclosed resolution upholding the Planning Commission's decision of May 25, 2005, to deny your request for a Use Permit to replace seven existing condemned apartment units and a single-family house with seven new units located at 501 East Maple Street.

Should you require further information or have any questions, please feel free to contact my office, or Community Development at (209) 333-6711.

Sincerely,



Susan J. Blackston
City Clerk

SJB/JMP
Enclosure

cc: Community Development Department

RESOLUTION NO. 2005-149

A RESOLUTION OF THE LODI CITY COUNCIL UPHOLDING
THE PLANNING COMMISSION'S DECISION OF MAY 25, 2005,
TO DENY REQUEST OF YOUSEF HADDAD FOR A USE
PERMIT TO REPLACE SEVEN EXISTING CONDEMNED
APARTMENT UNITS AND A SINGLE-FAMILY HOUSE WITH
SEVEN NEW UNITS LOCATED AT 501 EAST MAPLE STREET

=====

WHEREAS, notice thereof having been published according to law, an affidavit of which is on file in the office of the City Clerk, a public hearing was held July 20, 2005, by the Lodi City Council to consider the appeal of Yousef Haddad regarding the Planning Commission's decision of May 25, 2005, to deny his request for a Use Permit to replace seven existing condemned apartment units and a single-family house with seven new units located at 501 East Maple Street.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does uphold the Planning Commission's decision to deny the request of Yousef Haddad for a Use Permit to replace seven existing condemned apartment units and a single-family house with seven new units located at 501 East Maple Street.

Dated: July 20, 2005

=====

I hereby certify that Resolution No. 2005-149 was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 20, 2005, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Hitchcock, Johnson, and Mounce

NOES: COUNCIL MEMBERS – Mayor Beckman

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk

RECEIVED

PROOF OF PUBLICATION

2005 AUG -8 AM 11:19

This space is for the County Clerk's Filing Stamp

(2015.5 C.C.C.P.)

CITY CLERK
CITY OF LODI

STATE OF CALIFORNIA

County of San Joaquin

I am a citizen of the United States and a resident of the County aforesaid: I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Lodi News-Sentinel, a newspaper of general circulation, printed and published daily except Sundays and holidays, in the City of Lodi, California, County of San Joaquin and which newspaper had been adjudicated a newspaper of general circulation by the Superior Court, Department 3, of the County of San Joaquin, State of California, under the date of May 26th, 1953. Case Number 65990; that the notice of which the annexed is a printed copy (set in type not smaller than non-pareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereto on the following dates to-wit:

July 9th

all in the year 2005.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Lodi, California, this 9th day of
Jul-05

Signature

Proof of Publication of
Notice of Public Hearing

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, July 20, 2005, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider:

a) appeal from Yousef Haddad regarding the Planning Commission's decision of May 25, 2005, to deny his request for a Use Permit to replace seven existing condemned apartment units and a single-family house with seven new units located at 501 East Maple Street.

Information regarding this item is available and may be obtained in the office of the Community Development Department, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject mat-

ter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:
Susan J. Blackston
City Clerk
Dated: July 6, 2005
Approved as to form:
D. Stephen Schwabauer
City Attorney
July 9, 2005 — 08501997

8501997



***Please immediately confirm receipt
of this fax by calling 333-6702***

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: SET PUBLIC HEARING FOR JULY 20, 2005, TO HEAR AN APPEAL FROM
YUSEF HADDAD REGARDING THE PLANNING COMMISSION'S DECISION
OF MAY 25, 2005, TO DENY HIS REQUEST FOR A USE PERMIT TO REPLACE
SEVEN EXISTING CONDEMNED APARTMENT UNITS AND A SINGLE-FAMILY
HOUSE WITH SEVEN NEW UNITS LOCATED AT 501 EAST MAPLE STREET

LEGAL AD

PUBLISH DATE: SATURDAY, JULY 9, 2005

TEAR SHEETS WANTED: Three (3) please

SEND AFFIDAVIT AND BILL TO: SUSAN BLACKSTON, CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: THURSDAY, JULY 7, 2005

ORDERED BY:


KARI J. CHADWICK
ADMINISTRATIVE CLERK

JACQUELINE L. TAYLOR, CMC
DEPUTY CITY CLERK

JENNIFER M. PERRIN, CMC
DEPUTY CITY CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

SEND PROOF OF ADVERTISEMENT. THANK YOU!!

LNS	Faxed to the Sentinel at 369-1084 at _____ (time) on _____ (date) _____ (pages)			
	Phoned to confirm receipt of all pages at _____ (time) _____ Jac _____ KJC _____ Jen (initials)			



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: July 20, 2005

Time: 7:00 p.m.

For information regarding this notice please contact:

Susan J. Blackston
City Clerk
Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, July 20, 2005**, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider:

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If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

A handwritten signature in black ink, appearing to read "Susan J. Blackston", written over a horizontal line.

Susan J. Blackston
City Clerk

Dated: July 6, 2005

Approved as to form:

A handwritten signature in black ink, appearing to read "D. Stephen Schwabauer", written over a horizontal line.

D. Stephen Schwabauer
City Attorney



DECLARATION OF POSTING

SET PUBLIC HEARING FOR JULY 20, 2005, TO HEAR AN APPEAL FROM YOUSEF HADDAD REGARDING THE PLANNING COMMISSION'S DECISION OF MAY 25, 2005, TO DENY HIS REQUEST FOR A USE PERMIT TO REPLACE SEVEN EXISTING CONDEMNED APARTMENT UNITS AND A SINGLE-FAMILY HOUSE WITH SEVEN NEW UNITS LOCATED AT 501 EAST MAPLE STREET

On Friday, July 8, 2005, in the City of Lodi, San Joaquin County, California, a copy of a Notice of Public Hearing for the appeal from Yousef Haddad regarding the Planning Commission's decision of May 25, 2005, to deny his request for a Use Permit to replace seven existing condemned apartment units and a single-family house with seven new units located at 501 East Maple Street, (attached hereto, marked Exhibit "A"), was posted at the following four locations:

Lodi Public Library
Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

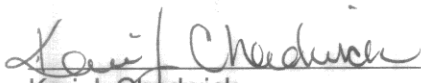
I declare under penalty of perjury that the foregoing is true and correct.

Executed on July 8, 2005, at Lodi, California

ORDERED BY:

SUSAN J. BLACKSTON
CITY CLERK

Jacqueline L. Taylor, CMC
Deputy City Clerk


Kari J. Chadwick
Administrative Clerk

Jennifer M. Perrin, CMC
Deputy City Clerk



DECLARATION OF MAILING

SET PUBLIC HEARING FOR JULY 20, 2005, TO CONSIDER AN APPEAL FROM YOUSEF HADDAD REGARDING THE PLANNING COMMISSION'S DECISION OF MAY 25, 2005, TO DENY HIS REQUEST FOR A USE PERMIT TO REPLACE SEVEN EXISTING CONDEMNED APARTMENT UNITS AND A SINGLE-FAMILY HOUSE WITH SEVEN NEW UNITS LOCATED AT 501 EAST MAPLE STREET

On July 8, 2005, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, an envelope with first class postage prepaid thereon, containing a notice to set public hearing for July 20, 2005, to consider an appeal from Yousef Haddad regarding the Planning Commission's decision of May 25, 2005, to deny his request for a use permit to replace seven existing condemned apartment units and a single-family house with seven new units located at 501 East Maple Street, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on July 8, 2005, at Lodi, California.

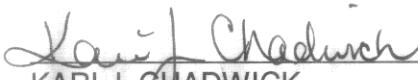
ORDERED BY:

**SUSAN BLACKSTON
CITY CLERK, CITY OF LODI**

ORDERED BY:

JACQUELINE L. TAYLOR
DEPUTY CITY CLERK

JENNIFER M. PERRIN
DEPUTY CITY CLERK



KARI J. CHADWICK
ADMINISTRATIVE CLERK

APPEAL FROM YOUSEF HADDAD REGARDING THE PLANNING COMMISSION'S DECISION OF MAY 25, 2005, TO DENY HIS REQUEST FOR A USE PERMIT TO REPLACE SEVEN EXISTING CONDEMNED APARTMENT UNITS AND A SINGLE-FAMILY HOUSE WITH SEVEN NEW UNITS LOCATED AT 501 EAST MAPLE STREET.

APN; OWNER; ADDRESS; CITY; STATE; ZIP; SITUSNUM; SITUSDIR; SITUSSTNAME; SITUSTYP
E

04732217; GOMEZ, MARIA DE LA LUZ; 435 E MAPLE
ST; LODI; CA; 95240; 435; E; MAPLE; ST

04732404; TELLEZ, ENRIQUE QUIROZ & AMPAR; 519 MAPLE
ST; LODI; CA; 95240; 519; E; MAPLE; ST

04731108; HAMILTON, BRET ETAL; 428 E MAPLE
ST; LODI; CA; 95240; 428; E; MAPLE; ST

04731109; SALEEM, MOHAMMAD; 430 MAPLE ST; LODI; CA; 95240; 430; E; MAPLE; ST

04731110; ORTIZ, IGNACIO D & ROSIE M TR; 432 MAPLE
ST; LODI; CA; 95204; 432; E; MAPLE; ST

04731112; MONSIVAIS, CARMEN L; 454 MAPLE ST; LODI; CA; 95240; 454; E; MAPLE; ST

04731114; SHOAIB, SHAKER; 815 S GARFIELD
ST; LODI; CA; 95240; 815; S; GARFIELD; ST

04731115; BLAYLOCK, MELVIN H & LOUISE; 819 S GARFIELD
ST; LODI; CA; 95240; 819; S; GARFIELD; ST

04731116; PERICAO, JOSE S TR; PO BOX 1981; LODI; CA; 95241; 439; E; CHERRY; ST

04731118; STATON, MILTON C & CYNTHIA C T; 1761 CORBIN
CT; LODI; CA; 95242; 433; E; CHERRY; ST

04731127; ALAM, MOHAMMAD; 1107 S CENTRAL AVE; LODI; CA; 95240; 440; E; MAPLE; ST

04732112; LITTLE, ROLAND C; 715 S
GARFIELD; LODI; CA; 95240; 711; S; GARFIELD; ST

04732113; ESTRADA, GUILLERMO; 171 S GARFIELD
ST; LODI; CA; 95240; 717; S; GARFIELD; ST

04732208; CASTILLO, SERGIO F & TERESA H; 428 E HAROLD
ST; LODI; CA; 95240; 428; E; HAROLD; ST

04732209; FLORES, GUILLERMO; 432 HAROLD ST; LODI; CA; 95240; 432; E; HAROLD; ST

04732210; MILLAN, ELIZABETH; 719 S GARFIELD
ST; LODI; CA; 95240; 719; S; GARFIELD; ST

04732211; LIRA, RAUL H; 1518 BURGUNDY DR; LODI; CA; 95242; 723; S; GARFIELD; ST

04732214; SULLIVAN, EILEEN M; 731 S GARFIELD
ST; LODI; CA; 95240; 731; S; GARFIELD; ST

04732216;BERKEBILE, DWIGHT M & ANNA M;455 E MAPLE
ST;LODI;CA;95240;455;E;MAPLE;ST

04732218;CARRILLO, HUMBERTO R & M;PO BOX
395;BURSON;CA;95225;433;E;MAPLE;ST

04732219;LEYVA, ENRIQUE G & C R;411 E MAPLE
ST;LODI;CA;95240;411;E;MAPLE;ST

04732220;MAERZLUFT, THERESIA;409D MAPLE ST;LODI;CA;95240;409;E;MAPLE;ST

04732402;HORNING, HILDA ETAL;505 E MAPLE
ST;LODI;CA;95240;505;E;MAPLE;ST

04732403;HESS, IDA M TR;1505 W IRIS DR;LODI;CA;95242;517;E;MAPLE;ST

04732405;JAFFER, MISSEL KHAN;521 MAPLE ST;LODI;CA;95240;521;E;MAPLE;ST

04732406;KHAN, BANARAS;525 MAPLE ST;LODI;CA;95240;525;E;MAPLE;ST

04732410;HESS, BEVERLY TR;PO BOX 35;LODI;CA;95241;533;E;MAPLE;ST

04737003;MARES, CRISTABOL GOMEZ & MARIA;505 HAROLD
ST;LODI;CA;95240;505;E;HAROLD;ST

04737008;HOLLADAY, PRISCILLA;517 E HAROLD
ST;LODI;CA;95240;517;E;HAROLD;ST

04737021;GONZALEZ, VICENTE S;524 E HAROLD
ST;LODI;CA;95240;524;E;HAROLD;ST

04737001;VILLA, JAVIER;501 HAROLD ST;LODI;CA;95240;501;E;HAROLD;ST

04737002;VELASQUEZ, RAUL PERALTA;505 1/2 HAROLD
ST;LODI;CA;95240;505;E;HAROLD;ST

04737004;SANTIAGO, LEONARDO & LYDIA;PO BOX
1744;LODI;CA;95241;509;E;HAROLD;ST

04737006;MACEDO, TONY E & LUPITA;10734 WISHON
DR;STOCKTON;CA;95219;513;E;HAROLD;ST

04737007;ARREDONDO, LUPE JR;513 E HAROLD
ST;LODI;CA;95240;513;E;HAROLD;ST

04737009;KHAN, JUMMA ETAL;224 ACACIA ST;LODI;CA;95240;521;E;HAROLD;ST

04737010;GONZALEZ, EFREN L & MARIA;525 E HAROLD
ST;LODI;CA;95240;525;E;HAROLD;ST

04737020;PATEL, GHANSHYAM A & MITA G ET;528 E HAROLD
ST;LODI;CA;95240;528;E;HAROLD;ST

04737022;DODSON, JOHNNY & ALLIE;520 HAROLD
ST;LODI;CA;95240;520;E;HAROLD;ST

04737023;GEORGE, MARK & ANNE;9855 E LIBERTY
RD;GALT;CA;95632;520;E;HAROLD;ST

04737026;CERVANTES, ADAN ETAL;512 HAROLD
ST;LODI;CA;95240;512;E;HAROLD;ST

04737027;PERIS, EMMANUEL & K;508 HAROLD
ST;LODI;CA;95240;508;E;HAROLD;ST

04737028;REYNA, JOSE ETAL;504 E HAROLD ST;LODI;CA;95240;504;E;HAROLD;ST

04737029;GARDEA, LUIS;2201 MOUNTAIN RANCH RD;SAN
ANDREAS;CA;95249;504;E;HAROLD 1/2;ST

04737031;KHAN, JUMMA & ARAB S;224 ACACIA
ST;LODI;CA;95240;516;E;HAROLD;ST

04738001;JOHNSTON, CYNTHIA;915 COOPER
CT;STOCKTON;CA;95210;800;S;GARFIELD;ST

04738002;CLUFF, MARK W;808 S GARFIELD;LODI;CA;95240;808;S;GARFIELD;ST

04738003;KHAN, MOHAMMAD & ISHRAT B;708 EL CAPITAN
DR;LODI;CA;95242;508;E;MAPLE;ST

04738004;MEDINA, MARIO C & MARIA T;512 E MAPLE
ST;LODI;CA;95240;512;E;MAPLE;ST

04738005;BHAKTA, MANUBHAI M & TARAMATI;516 MAPLE
ST;LODI;CA;95240;516;E;MAPLE;ST

04738006;GARCIA, MARIANO A & D M;517 CHERRY
ST;LODI;CA;95240;517;E;CHERRY;ST

04738007;PEREZ, ANTONIO C & M G;515 CHERRY
ST;LODI;CA;95240;515;E;CHERRY;ST

04738008;ORTEGA, GUILLERMO & EMA ETAL;509 1/2 CHERRY
ST;LODI;CA;95240;509;E;CHERRY;ST

04738009;BRAGE, DAVID A;2116 N MAIN ST SUITE H;WALNUT
CREEK;CA;94596;820;S;GARFIELD;ST

04738010;CONTRERAS, ROBERTO & E;1011 S
GARFIELD;LODI;CA;95240;816;S;GARFIELD;ST

04738011;SHOAIB, MUHAMMAD & N;812 S GARFIELD
ST;LODI;CA;95240;812;S;GARFIELD;ST

04731301;KHAN, JUMMA ETAL;224 ACACIA ST;LODI;CA;95240;520;E;MAPLE;ST

04731302;BHAKTA, HASMUKH M & RITA H;807 S CHEROKEE
LN;LODI;CA;95240;807;S;CHEROKEE;LN

04731303;PATEL, RAKESH & SMITA R;815 S CHEROKEE
LANE;LODI;CA;95240;815;S;CHEROKEE;LN

04732215;MAERZLUFT, THERESIA TR;409D MAPLE
ST;LODI;CA;95240;409;E;MAPLE;ST

04731113;KHAN, SAEED & SAMINA;811 S GARFIELD
ST;LODI;CA;95240;811;S;GARFIELD;ST

04731117;SCHULZ, JOHN H & RENEE E;435 CHERRY
ST;LODI;CA;95240;435;E;CHERRY;ST

04732212;JENKINS, CRYSTAL MAY;727 S GARFIELD
ST;LODI;CA;95240;727;S;GARFIELD;ST

04732213;OLIVAREZ, GLORIA;13112 N HIGHWAY
88;LODI;CA;95240;729;S;GARFIELD;ST

04732401;NADRA, MICHELINE J;10201 REFLECTION
LN;STOCKTON;CA;95219;501;E;MAPLE;ST

CITY COUNCIL

JOHN BECKMAN, Mayor
SUSAN HITCHCOCK,
Mayor Pro Tempore
LARRY D. HANSEN
BOB JOHNSON
JOANNE MOUNCE

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6702
FAX (209) 333-6807
cityclrk@lodi.gov

BLAIR KING, City Manager
SUSAN J. BLACKSTON
City Clerk
D. STEPHEN SCHWABAUER
City Attorney

July 8, 2005

MAILED CERTIFIED MAIL
AND REGULAR U.S. POSTAL DELIVERY

Yousef Haddad
4327 Curlew Street
Stockton, CA 95219

NOTICE OF CITY COUNCIL PUBLIC HEARING – July 20, 2005

This letter is to notify you that a public hearing will be held by the City Council on **Wednesday, July 20, 2005 at 7:00 p.m.**, or as soon thereafter as the matter can be heard, at the Carnegie Forum, 305 W. Pine Street, Lodi.

This hearing is being held to consider your appeal of the Planning Commission decision on May 25, 2005 to deny a Use Permit to replace seven existing condemned apartment units and a single family house with seven new units located at 501 E. Maple Street.

If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.
Note: Written correspondence for the City Council may be mailed in c/o the City Clerk's Office, P.O. Box 3006, Lodi, CA 95241-1910, or delivered to the City Clerk at 221 West Pine Street, Lodi, California.

Should you have any questions, please contact my office or Community Development at (209) 333-6711.

Sincerely,



Susan J. Blackston
City Clerk

cc: Community Development Department
David Miraflor
Micheline Nadra

DATE: JUNE 1, 2005

APPLICATION NO: U-05-06

LOCATION: 501 EAST MAPLE ST. STOCKTON, CA.

APN: 047-324-01

APPLICANT: DAVID MIRAFLOR
P.O. BOX 690218
STOCKTON, CA. 95269

PROPERTY OWNER: YOUSEF HABBAD
4327 CURLEW ST.
STOCKTON, CA. 95219

REFERENCE: REQUEST TO APPEAL TO LODI PLANNING COMMISSION CITY CLERK
221 WEST PINE ST.
LODI, CA

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City, State, ZIP+4	Stockton, CA 95219

PS Form 3800, June 2002 See Reverse for Instructions

We disagree with the decision made by the commission and request the right to appeal.

Enclosed is a check of \$250.00 for the appeal fee.

Sincerely,


David Miraflor

Micheline Nadra
10201 Reflection Lane
Stockton, CA. 95219
(209) 481-9846